

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting

August 6, 2007

Members Present-

Aimee Webb-Acting Chairperson/Development Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Gary Rusu-Chief Building Inspector, Keith Hunter-Environmental Health Director, Lee Hawkins-Attorney, Dan Hickey-Fire Services, Barry Ginn-Barrineau Ginn & Associates, Inc., Mike Springstead-Springstead Engineering, Brad Burris-Fire Services, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from July 23, 2007. Mr. Stevens seconded the motion, and the motion carried.

Mr. Ginn joined the Committee as County Engineer for the non-Villages project.

Old Business:

Comfort Inn and Suites – Major Development – Preliminary & Engineering Review

Property Location: located at the intersection of SR 44 and CR 229/Wildwood area

Kenneth Wright, Hardeman-Kempton & Associates, was present and requested preliminary and engineering approval to construct a 3-story building with 78 guest rooms and an outdoor pool. Mrs. Webb's comments consisted of labeling CR 229 on the site plan, providing the original plan date with any subsequent revisions, correcting the proposed and existing total project area square footages, labeling the incoming and outgoing radii for the CR 229 driveway connection, explaining the change in the impervious area, providing a concurrency letter from the City of Wildwood with the correct parcel numbers, correcting the zoning for Parcel B on the landscape plan, and placing the proposed type of screening on the site plan or referring to sheet L1. Mrs. Keenum inquired about the driving accessibility behind the hotel. Mrs. Howard, Mr. Rusu, and Mr. Hawkins had no comments. Mr. Hunter's comments consisted of abandoning any existing septic tanks and providing a copy of the swimming pool plans. Mr. Burris' comments consisted of relocating the fire hydrant on sheet 6 from the far western entrance and stated Fire Services will discuss the building design issues with the architect. Engineering comments consisted of correcting the misspelled word "historical" on sheet 3, freezing the layer that references the 5-foot by 5-foot rip rap on sheet 3, providing a survey, clarifying/correcting whether the fencing on the northwest portion of the site will be removed, spacing the driveways on SR 44 in accordance with Florida Department of Transportation regulations, showing the setback lines on sheet 4, providing traffic striping on CR 229 for the entire area being overlaid, coordinating the

construction of CR 229 with Sumter County Public Works, avoiding text overlapping thick lines, correcting the waterline conflict over the 18" pipe between ST-7 and ST-8, providing slopes for the berm back slope tying into the existing grade at the property line in the cross-sections on sheet 8, providing a detail for sod staking and/or sloping stabilization, showing the proposed contours around the site, referencing sheet 8-2 for detail A-7 on sheet 5, providing additional buffering, using a 323 peaking factor for both the pre- and post- development conditions, providing a copy of the storm water management facility design, submitting a complete drainage report, providing a copy of the following: Florida Department of Transportation driveway and drainage connection permits, Florida Department of Environmental Protection water/wastewater permits, National Pollutant Discharge Elimination System permits, and Southwest Florida Water Management District permits, providing a clearance letter stating all site utilities have been cleared from Florida Department of Environmental Protection, and providing a copy of the traffic study. Mr. Stevens' comments consisted of making structure S-20 a P-6 unit since it is at the low point on CR 229 and showing the right-of-way dedication on the typical section for CR 229 or on the plan view. Mrs. Webb asked Mr. Hawkins if he had reviewed the Memorandum of Agreement, in which he replied he had and it is sufficient.

Mr. Stevens moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans and the approval of the Memorandum of Agreement by the Board of County Commissioners. Mr. Hunter seconded the motion, and the motion carried.

New Business:

Bison Valley – Major Development – Final Plat Review

Property Location: located at the intersection of CR 101 and Woodridge Drive north of C-466/Oxford area

Bob Farner, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 99-lot/8-tract subdivision. Mr. Farner stated all comments were received. Mrs. Keenum requested Mr. Farner contact the Geographical Information System (GIS) Department for addressing. Mrs. Howard, Mr. Rusu, Mr. Hawkins, Mr. Hunter, Mr. Burris, and Mr. Stevens had no comments. Engineering's comment consisted of indicating all easements on the final plat. Mrs. Webb stated Brad Cornelius, Planning Manager, spoke to Gary Moyer in regards to bonding CR 101 to allow Certificates of Occupancy to be issued prior to the completion of the road construction.

Mr. Stevens moved to approve the final plat subject to all comments being addressed on the revised mylar. Mrs. Howard seconded the motion, and the motion carried.

Sumter County Commercial Center – Major Development – Minor modification to CP Zoning

Mrs. Webb announced the applicant requested this project be tabled until the August 13, 2007, DRC meeting.

Mrs. Howard made a motion to table Sumter County Commercial Center until August 13, 2007. Mrs. Keenum seconded the motion, and the motion carried.

Mr. Ginn and Mr. Burris excused themselves from the meeting.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

Mr. Hickey joined the Committee representing Villages Public Safety for the Villages projects.

VOS: Walgreens Drug Store – Major Development – Preliminary & Engineering Review

Property location: located at the intersection of Sembler Way and C-466A

Tom Skelton, American Civil Engineering Company, was present and requested preliminary and engineering approval to construct a 14,820 square foot retail store/pharmacy. Mrs. Webb's comments consisted of labeling the plans as preliminary/engineering, correcting the parcel number on the cover sheet, adding the zoning and land use for the abutting parcel to the west, indicating the circulation patterns for semi/box truck deliveries, providing authorization to construct off-site, placing the Point of Beginning and Point of Commencement on the site plan, providing a signed and sealed survey, indicating whether the drive-way connection on C-466A will be a right turn only exit, providing the 50' setback line on the site plan, and labeling the loading zone dimensions. Mrs. Keenum inquired about the parking space located at the southwest corner of the parking lot being too close to the stop sign for safety purposes. Mr. Springstead stated there was no need to relocate the parking space as it should not be a safety concern. Mrs. Howard, Mr. Rusu, Mr. Hawkins, Mr. Hunter, Mr. Hickey, and Mr. Stevens had no comments. Engineering comments consisted of providing a signed and sealed boundary/topographic survey, providing bumper blocks for the handicap parking spaces, delineating the turning radius and distance to the beginning point of the curve on the drive-thru exit lane, adding a "Do Not Enter" sign at the west driveway off of C-466A, and providing all required regulatory agency permits.

Mr. Stevens moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion, and the motion carried.

VOS: Arby's @ The Villages – Major Development – Preliminary & Engineering Review

Property location: located at the intersection of CR 105 and C-466 west of Perkins Restaurant

Carbello Morales, Miles Christian Anderson Consulting Engineers, Inc., was present and requested preliminary and engineering approval to construct a 3,035 square foot restaurant. Mrs. Webb's comments consisted of adding the property owner's contact information on the cover sheet, providing a signed and sealed boundary survey, labeling the roads on the site plan, providing the surrounding zoning and land uses, providing the maximum building and sign heights, providing the number of proposed employees and hours of operation, providing approval to develop outside the property boundaries, providing the type of screening to be utilized along CR 105, providing the setback line on the site plan, labeling the project name to the east and showing the shared driveway access from C-466 and Wedgewood Lane, providing the incoming turning radius from Wedgewood Lane, and placing the Point of Beginning on the site plan. Mrs. Keenum, Mrs. Howard, Mr. Rusu, Mr. Hawkins, Mr. Hunter, Mr. Hickey, and Mr. Stevens had no comments. Engineering comments consisted of showing existing improvements to match the southeast corner driveway or provide barricades for end of pavement, showing the proposed grade on the southeast corner of the north driveway entrance, indicating if curbing is proposed on the north driveway, labeling the width of the south driveway, labeling the width of the sidewalk in front of the handicap parking spaces, and providing all required regulatory agency permits.

Mr. Stevens moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion, and the motion carried.

Mr. Stevens moved to adjourn. Mrs. Keenum seconded the motion, and the motion carried.

Meeting adjourned at 2:52 p.m.

The next meeting is scheduled for August 13, 2007.